

SECTION 6 TOWNSCAPE



6.1 TOWNSCAPE CONSIDERATIONS

The redevelopment should provide design mitigation measures to address the townscape impacts identified as part of the Environmental Statement.

6.1.1 PREDICTED TOWNSCAPE & VISUAL EFFECTS

No significant adverse residual townscape or visual effects have been identified in the *Townscape and Visual Impact Assessment* carried out as part of the *Environmental Impact Assessment*.

A number of moderate adverse effects have been identified for which appropriate *secondary mitigation measures* should be identified as part of the reserved matters proposals. In addition, secondary mitigation has been also been assumed as part of the detailed design that should result in residual enhancement to the townscape and views and provide significant benefits.

6.1.2 STRATEGIES TO BE ADOPTED TO MITIGATE TOWNSCAPE & VISUAL EFFECTS

To maximise townscape and visual benefits, and mitigate impacts, the secondary mitigation measures that should form of reserved matters applications should include:

- 1 Replacement planting to mitigate the loss of trees along Marsh Farm Lane, guidance on which is provided in sections 3.3 and 4.9 of this Design Code.
- 2 Building elements in appropriate locations should be articulated to create a visual interest and local landmark elements. Refer to section 5.11 for detailed guidance on landmark elements.
 - (i) In particular, the building(s) in College Building Zone 1 along the A316 should create a local landmark when viewed from the A316, as described in section 2.2.
 - (ii) Similarly, the building(s) in College Building Zone 3 should act as a local landmark when viewed along the upgraded Marsh Farm Lane, as described in sections 2.2 and 3.3.
- 3 Appropriately designed areas of public realm including soft landscaping should be incorporated into the design of Marsh Farm Lane. Refer to section 3.3.
- 4 Buildings should be well designed and detailed. In particular, the apparent scale and mass of large blocks should be reduced through the detailed design of the elevations and roofscape including through the use of set backs and projections, fenestration, entrances and materials. Roof level plant should be contained and sensitively concealed. Particular consideration should be given to
 - (i) The roofscape and built form seen from Rosecroft Gardens;
 - (ii) The roofscape and elevations seen from the public open space on the Harlequins Site;
 - (iii) The articulation of frontages seen from Egerton Road and the roofscape seen from adjoining residential areas;
 - (iv) The roofscape seen across Craneford Way Playing Fields;
 - (v) The roofscape and articulation of built form seen in views from Richmond Hill; and

(vi) The articulation of the frontages seen in views from Chertsey Road.

Refer to section 5 for detailed guidance on elements of building design, section 5.6 for detailed guidance on building massing, and section 5.9 for detailed guidance on rooftop plant.

- 5 Buildings should be designed with good quality elevation and roofing materials with attention given to the variety of materials, their colour and prominence within the townscape and views (particular attention should be paid to the view from Richmond Hill and from Rosecroft Gardens). Refer to section 5.1 for detailed guidance on building materiality.
- 6 Appropriate design, scale and materials of boundary treatments.

For additional detail, refer to the Townscape and Visual Impact Assessment Chapter of the Environmental Impact Assessment.





SECTION 7 GLOSSARY



7.1 GLOSSARY

Specialist terminology and defined terms are used throughout the design code and are highlighted in *red italics* when they first appear in this document. Definitions of these terms are provided below.

7.1.1 INTRODUCTION

Accessible and Adaptable Dwelling(s)

Housing that meets or is easily adaptable over time to meet differing needs in accordance with Building Regulations (2015) Requirement M4(2).

Active Frontage

Street level frontages that engage with the Public Realm to promote activity and security. Making frontages 'active' adds interest, life and vitality to the public realm. Active frontage should consist of the following:

- Frequent doors and windows, with few blank walls
- Articulated facades with bays and porches
- Lively internal uses visible from the outside, or spilling onto the street
- Activity node - concentration of activity at a particular point.

Active frontages do not include frontages that fit the above descriptions but do not face the Public Realm (or areas that sometimes act as practical extensions of the public realm). Refer also to the definition for Inactive Frontages.

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity Space

Outdoor spaces provided for the amenity and benefit of residents of dwellings in the redevelopment, regardless of whether private, communal or public.

(The) Applicant

Richmond-upon-Thames College

Arboricultural Report

A report prepared to demonstrate how the tree constraints have been considered in the design and layout of the site, to provide guidance on tree protection measures, and to assess impacts relating to trees of the development proposals. It also provides the local authority with the necessary information to assess the tree issues associated with the planning application.

Boundary

A line which defines the limits of an area. When referring to the boundary of open spaces or the Public Realm this term refers to the functional edge of the space, for example as provided by the building line or fence-line, not the legal property boundary.

BREEAM

"Building Research Establishment Environmental Assessment Methodology" is a method of assessing, rating, and certifying the sustainability of buildings, similar to but distinct from LEED.

Building Line

A line defined by the frontage of a building or a series of aligned buildings.

Building Zone

The area within a Development Zone within which buildings can be built.

Character

A term relating to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Climate Change Adaptation

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate Change Mitigation

Action to reduce the impact of human activity on the climate system.

Code for Sustainable Homes

The national standard for the sustainable design and construction of new homes. The government has withdrawn the Code for Sustainable Homes, aside from the management of legacy cases.

Communal Open Space

Open space that is usually privately owned and is usually only accessible by groups of residents.

Control Documents

The Control Documents set out the Development Parameters and include: the Parameter Plans, the Development Specification and the Design Guidelines.

Defensible Space

Private Open Space between a ground floor dwelling and the Public Realm that is designed to establish a safe area adjoining the dwelling and encourage passive surveillance of the Public Realm.

Design and Access Statement

A short report accompanying and supporting a planning application. Provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

Design Code

A set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area.

Design Compliance Statement

A short report accompanying Reserved Matters applications identifying how they comply with the requirements of the outline planning application as approved, and in particular to any design guidelines contained in the design code and the reasoned justifications for any departures.

Design Guidelines

The specific design rules and requirements contained in the design code.

Detailed Access Plans

The Primary Control Documents that identify the items pertaining to access for which detailed approvals are being sought as part of this planning application.



Development Parameters

Specific parameters included within the Outline Planning Application to which the Reserved Matters applications will be required to comply, in particular access, and building height, width, length, area and location.

Development Specification

Describes and defines the principle components of the proposed development. It also explains the form of the outline planning application and the parameters that the applicant will employ, if planning consent is granted, for applications for the approval of Reserved Matters for each element of the scheme.

Development Zone

Areas within the outline application to which specific planning conditions and obligations are sought to be assigned to be discharged in Reserved Matters applications.

Dwelling

A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, flat, or maisonette.

Energy Statement

An assessment of the effects of different strategies and technologies to meet energy requirements as a result of a development, to address the objectives set out in the local, regional and the national planning policies.

Environmental Impact Assessment (EIA)

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Environmental Statement (ES)

A Secondary Control Document which presents the findings of the technical environmental assessments that have been undertaken to understand the likely significant environmental effects of the Proposed Development.

Fabric First

The principle that it is preferable to prioritise reductions in energy requirements through building design, specification and construction in preference to replacing energy demands through renewable energy devices, such as solar panels.

Flood Risk Assessment

A flood risk assessment is an assessment of the risk of flooding, particularly in relation to residential, commercial and industrial land use.

Frontage

The portion of a building or piece of land facing an area, usually a street or open space.

Gross External Area (GEA)

The total floor area of a building including the thickness of the external walls, measured in accordance with the RICS Code of Measuring Practice.

Gross Internal Area (GIA)

The total floor area of a building measured to the internal face of the perimeter walls at each floor level, excluding the thickness of the external walls, balconies and voids, measured in accordance with the RICS Code of Measuring Practice.

Habitable Room

Any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.

Hard Landscape

An open space that is predominantly paved, with porous materials or otherwise.

Harlequins Site

The property to the east of Marsh Farm Lane, south of the A316, west of the Duke of Northumberland's River and north of the Council Depot and Craneford Way, excluding the 4 dwellings on Craneford Way west of Marsh Farm Lane.

Housing Design Guide

The London Housing Design Guide which sets a benchmark for housing design in London, as published by the Mayor of London, available for download on london.gov.uk.

Illustrative Scheme

A design included within the outline planning application that demonstrates one interpretation of the Development Parameters.

Inactive Frontage

The parts of a frontage facing the Public Realm, where identified that it should be an Active Frontage, but which is not provided with features that would 'activate' the frontage. Areas of inactive frontage are commonly required for practical reasons, but should be limited in order to ensure active frontages are successful. Inactive frontages include the following:

- Blank walls without windows or regularly-used doors windows (such as emergency exits and service accesses)
- Facades without articulation such as bays and porches.
- Access to car parking garages and other infrequently accessed areas (eg. bin stores).
- Frontages without an activity node in front of them (such as a porch, dining area or gathering space).

Inactive frontages do not include frontages that fit the above descriptions but do not face the Public Realm. Refer also to the definition of Active Frontage.

Inclusive Design

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

Landmark Building (or Element)

An important building (or part of a building) that serves as a prominent role as a distinguishing feature, as a marker of a site or location, or in enclosing the Public Realm and making memorable spaces.

Landscaping

Measures undertaken to improve the appearance of open spaces, such as by planting trees, shrubs, or grass, paving, installation of landscape features such as planters and retaining walls, or altering the contours of the ground.

LBRuT

Abbreviation of the London Borough of Richmond-upon-Thames.

LEED

"Leadership in Energy & Environmental Design", is a green building assessment, rating and certification program, similar to but distinct from BREEAM.

Level Access

Access between interior and exterior spaces where the level of the interior is flush with the level of the exterior without lips, upstands, or other thresholds. Between private spaces, such as a private dwelling and its private amenity space, thresholds of less than 15mm should be considered level.

Living Roof

Living Roof are partially or completely covered with vegetation and a growing medium is and encompass both Green and Brown Roofs.

Local Planning Authority

The local government body responsible for formulating planning policies (in a Local Plan), controlling development through determining planning applications and taking enforcement action when necessary.

London Plan

The name given to the Mayor of London's spatial development strategy for London.

Main Site

The portion of the redevelopment site that is north of Craneford Way.

Maisonette

A dwelling on two or more storeys within a larger building, and provided with its own ground floor and private garden as if it was a house.

Marsh Farm Lane

The name of the publicly accessible pedestrian and cycle route that run approximately north-south from the A316 along the western edge of the redevelopment site, across the River Crane and connecting over the railway to Marsh Farm Road.

Masterplan

The 'Proposed Development' takes the form of a 'Masterplan' and as such, these terms can be used interchangeably.

Metropolitan Open Land (MOL)

Land defined and protected in the London Plan and which can only be developed in accordance with the criteria set-out therein.

Mitigation

Measures that are designed to address any adverse effects. Primary mitigation comprises measures that have developed through an iterative design process and have become embedded in the proposed development. Secondary mitigation addresses impacts remaining after primary mitigation and standard construction practice have been incorporated into the scheme.

Moderate Effects

Effects considered to have moderate importance to the immediate locality, as assessed in the Townscape and Visual Assessment. Can be adverse or beneficial.

Net Internal Area (NIA)

Net Internal Area is the usable area within a building measured to the internal face of the perimeter walls at each floor level, excluding common parts (circulation, toilets, plant, etc), car parking, and unusable areas, measured in accordance with the RICS Code of Measuring Practice.

Non-Technical Summary

A document prepared to summarise the environmental statement without technical jargon, in order to assist in understanding by a non-expert.

Northings & Eastings

A term used to refer to geographic Cartesian coordinates for a point, with reference to the Ordnance Survey National Grid. Easting refers to the eastward-measured distance (or the x-coordinate), while northing refers to the northward-measured distance (or the y-coordinate).

Open Space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Outline Planning Application (OPA)

A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed Reserved Matters.

Overlooking

A term used to describe the effect when a development or building affords an outlook over adjoining land or property, often causing loss of privacy.

Overshadowing

The effect of a development or building on the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.



Parameter Plans

The Primary Control Documents that define the extent of the proposed access routes, Development Zones, Building Zones and open spaces across the Redevelopment Site against a series of minimum or maximum dimensions.

Each of the Development Zones and Building Zones is identified by a name reflecting its intended use (e.g. College Building Zone 1).

Passivhaus / Passive House

Passivhaus or Passive House is an energy performance standard focussed on achieving excellent comfort, thermal performance and energy efficiency through fabric first principles. It is distinct from both BREEAM and LEED.

Phased Development

The phasing of development into manageable parts.

Place

A clearly defined area or space with an identifiable purpose, character or identity.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligations

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. Sometimes called "Section 106" agreements.

Planning Statement

A planning application document that sets out how the scheme responds to the relevant planning policies, as well as why the proposals are being promoted and what benefits are expected from them.

Playing Field Site

The portion of the redevelopment site that is south of Craneford Way.

Podium Parking

A car parking structure where the car parking is provided beneath a solid deck that provides shared or private residential amenity spaces above.

Predominant

The main portion, generally constituting more than half, of the specified use, length, area, frontage, etc.

Primary Control Documents

The documents submitted for approval as part of the Outline Planning Application.

Private Gardens

Ground level private outdoor amenity areas connected to and intended for the use of a specific dwelling.

Private Open Space

Open space that is usually privately owned and is not usually accessible by members of the public.

Proposed Development

The 'Proposed Development' takes the form of a 'Masterplan' and as such, these terms can be used interchangeably.

Public Art

Permanent or temporary physical works of art visible to the general public, whether part of a building or free-standing. For example, sculpture, lighting effects, street furniture, paving, railings and signs.

Public Open Space

Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

Public Realm

Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.

Redevelopment Site

The Site covered by the Application and defined within the Site Location Plan (PL-01).

REEC Site

The portion of the Main Site incorporating the College, Tech Hub, Secondary School and SEN School Development Zones.

Reserved Matters

Those planning matters for which approval is not being sought as part of the Outline Planning Application, and for which approval will be sought as part of one or more Reserved Matters Applications.

Reserved Matters Application

A 'Reserved Matters Application' seeks the approval of one or more Reserved Matters.

Residential Site

The portion of the Main Site corresponding to the Residential Development Zone.

Revision

The Outline Planning Application documents may be updated as part of the planning application. When referencing them, please refer to the document by referencing its name and its revision letter, eg. "Design Code Rev A"

Richmond-upon-Thames College Planning Brief SPG

The name of a Supplementary Planning Guideline that has been specifically adopted for the College Site.

Right-of-Way

A right of way is a highway over which there is a right of access along the route.

River Crane Footpath

The name adopted in the report to refer to the approved new footpath through Twickenham Rough connecting between Twickenham Rail Station and Marsh Farm Lane.

Rooftop Plant

Any and all equipment, services and fittings installed on a roof pertaining to the functioning and maintenance of the building; such as air conditioners, aerials, maintenance gantries, mechanical smoke reservoirs, satellite dishes, and solar panels but excluding flues, chimneys, vents, lift overruns and signage.

RuTC

Abbreviation of Richmond-upon-Thames College.

School Grounds

The open spaces of an site used for educational purposes.

Secondary Control Documents

Documents submitted to support the Primary Control Documents and provide additional information required by the Local Authority to determine the outline planning application.

Secure by Design

A UK Police flagship initiative that advocates designing out crime to promote safer neighbourhoods.

Self-Shading

The characteristic of a building designed to shade itself to prevent unwanted solar gain.

SEN School

Abbreviation for Special Educational Needs School.

Service &/or Delivery Area

An area used for the temporary storage, delivery and removal of goods & waste to and from site, including associated car parking, working, and storage areas.

Setback

A dimension (or a minimum or maximum dimension) from a given point, line or feature used to define an area into which a building will not encroach.

Significant Effects

Effects considered to have significant importance to the immediate locality, as assessed in the Townscape and Visual Assessment. Can be adverse or beneficial.

Soft Landscape

An open space that is predominantly grass or other natural surfaces.

Sports Pitch Zone

The area within the College Playing Field Development Zone within which sports pitches and associated minor structures can be built.

Stag Beetle Loggery

A stag beetle loggery is a group of large logs (more than 30 cm in diameter), sunk vertically 30 to 50 cm into the ground, placed in a partially shaded area and protected against predators.

Statement of Community Involvement

The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.

Street Furniture

Street Furniture is understood to include public art, benches, signs, bins, bollards, bus stops, utilities boxes, post boxes, lighting, cycle stands and other similar items.

Supplementary Planning Guidance

'Supplementary Planning Guidance' or 'SPG' may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Sustainability Statement

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Tenure Blind

The principle that dwellings of different tenures should be designed to be indistinguishable when viewed from the public realm.

Townscape

Areas such as villages, towns and cities where the built environment is dominant.

Townscape and Visual Impact Assessment

A tool to identify and assess the significance of and the effects of change resulting from development on both the urban landscape (or townscape) as an environmental resource in its own right and on people's views and visual amenity.

Townscape Effects

Effects on the urban landscape (townscape) as a resource in its own right.

Transport Assessment

An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

Twickenham Rough

The name for the piece of land bounded by the River Crane, Brewery Wharf (former Post Sorting Office site), the Railway Tracks and the allotment gardens on Marsh Farm Lane. The approved River Crane Footpath runs through Twickenham Rough.

Twickenham Stoop

The name for the Rugby Stadium on the Harlequins Site.

Unadopted Road

A highway not maintainable at public expense.

Upper Floor

Any floor located above ground floor, including any ground floor mezzanine level.

Visual Effects

Effects of development on specific views and the visual amenity experienced by people.

Wheelchair User Dwelling(s)

Housing that is wheelchair accessible or easily adaptable for residents who are wheelchair users in accordance with Building Regulations (2015) Requirement M4(3).

Works Period

The period of time during which construction and demolition relating to the proposed redevelopment will take place.







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